CHAPTER 332

(House Bill 859)

AN ACT concerning

Mobile Homes – ~~Receipt of Park Rules Prior to Sale~~ Park Rules and Standards

FOR the purpose of requiring ~~the seller of a mobile home~~ a mobile home park owner to establish certain rules and prescribe certain standards and requiring them to be in writing; providing that certain rules and standards are unenforceable under certain circumstances; requiring certain sellers of mobile homes, prior to the execution of any contract for sale of ~~the~~ a mobile home, to provide to the buyer a copy of the rules governing the park in which the mobile home is to be located; providing that a contract of sale is unenforceable under certain circumstances if a certain disclosure requirement is not met; requiring a certain notice to be provided in a certain manner under certain circumstances; making clarifying changes; and generally relating to rules and standards of a mobile home park and the disclosure of those rules and standards prior to the purchase of a mobile home.

BY repealing and reenacting, with amendments,
    Article – Real Property
    Section 8A–301
    Annotated Code of Maryland
    (1988 Replacement Volume and 1992 Supplement)

BY adding to
    Article – Real Property
    Section 8A–605
    Annotated Code of Maryland
    (1988 Replacement Volume and 1992 Supplement)

    SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

8A–301.

    (a) (1) A park owner [may promulgate written,] SHALL ESTABLISH reasonable rules related to the order, peace, health, safety, and qualification standards of mobile homes, residents, and the operation of the park.

         (2) A RULE ESTABLISHED UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT BE ENFORCED UNLESS IT IS IN WRITING AND IS DELIVERED TO EACH RESIDENT IN THE PARK.

    (b) (1) A park owner [may] SHALL prescribe reasonable, WRITTEN standards for the mobile homes to be placed or retained in the park, their size, quality, appearance, material specification, construction and safety condition.